

UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF PENNSYLVANIA

UNITED STATES OF AMERICA,)	
)	
Plaintiff,)	No. 5:20-cv-06249-JFL
)	
v.)	
)	
J. RANDOLPH PARRY ARCHITECTS, P.C., <i>et al.</i> ,)	
)	
Defendants,)	
)	
and)	
)	
GAHC3 BETHLEHEM PA ILF, LLC, <i>et al.</i> ,)	
)	
Rule 19 Defendants.)	
_____)	

ORDER

AND NOW, this _____ day of _____, 2021, upon consideration of the Plaintiff United States' Unopposed Motion to Stay Proceedings, it is hereby ORDERED that the Motion is Granted and that all proceedings in the above-captioned matter are stayed until September 17, 2021, and that all parties' rights, remedies, and defenses are reserved, and the stay of proceedings shall in no way alter, impair, or waive any rights, remedies or defenses of any party.

BY THE COURT:

The Honorable Joseph F. Leeson, Jr.
United States District Judge

UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF PENNSYLVANIA

UNITED STATES OF AMERICA,)	
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Plaintiff,)	No. 5:20-cv-06249-JFL
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v.)	
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J. RANDOLPH PARRY ARCHITECTS, P.C., <i>et al.</i> ,)	
)	
Defendants,)	
)	
and)	
)	
GAHC3 BETHLEHEM PA ILF, LLC, <i>et al.</i> ,)	
)	
Rule 19 Defendants.)	
)	

PLAINTIFF UNITED STATES' UNOPPOSED MOTION TO STAY PROCEEDINGS

For the reasons set forth below, Plaintiff United States respectfully moves, and defendants do not oppose, the Court to stay all proceedings in this case, including, but not limited to, a suspension of the deadlines for filing further pleadings, all conferences, and discovery.

On December 11, 2020 and March 1, 2021, the United States filed a complaint and amended complaint alleging, *inter alia*, violations of the Fair Housing Act ("FHA"), as amended, 42 U.S.C. § 3601 *et seq.*, and the Americans with Disabilities Act ("ADA"), 42 U.S.C. § 12181 *et seq.*, for designing and constructing covered multi-family dwellings and associated places of public accommodation located in Pennsylvania, Virginia, New Jersey, and Connecticut to be inaccessible to persons with disabilities. Am. Compl. at 1-2, 23-26, ECF No. 10. The defendants named are original owners and architects of the dwelling complexes. *Id.* at 8-9. The complaint also names the complexes' current owners as Federal Rules of Civil Procedure 19 defendants for

purposes of relief. *Id.* at 9-10; *see also* Fed. R. Civ. P. 19(a)(1)(A). On April 13, 2021, the United States filed an unopposed motion for leave to file a second amended complaint.¹ *See* ECF No.

35.

The parties have agreed to explore settlement of this matter, and therefore wish to suspend this litigation for 150 days to enable such discussions to proceed. If these discussions fail to result in agreement, the parties will return to the Court to request a resumption of the lawsuit and to seek a further order governing the timing of the case. The Court has the authority to issue the proposed Order under Rule 6(b) of the Federal Rules of Civil Procedure and under its inherent authority to manage its docket.

This motion is made with a full reservation of all parties' rights, remedies, and defenses, and this motion shall in no way alter, impair, or waive any rights, remedies or defenses of any party.

WHEREFORE, the United States therefore requests that the Court grant its motion for stay of proceedings for 150 days, or until September 17, 2021.

¹ If the Court grants this motion for stay, then grants the motion for leave to file the second amended complaint during the period the case is stayed, the parties agree that all deadlines related to service, waivers, and responses to the second amended complaint will be suspended until the end of the stay.

Respectfully submitted,

/s/ Lauren M. Marks

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United States of America

CERTIFICATION PURSUANT TO LOCAL RULE 7.1(b)

I hereby certify that the forgoing Plaintiff United States' Motion to Stay Proceedings is
uncontested.

Respectfully submitted,

/s/ Lauren M. Marks

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Certificate of Service

I hereby certify that on April 20, 2021, I electronically transmitted the attached document to the Clerk of the Court using the ECF System for filing. Based on the electronic records currently on file, the Clerk of the Court will transmit a notice of Electronic filing to the following ECF registrants who may access the filing through the Court's system:

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I hereby certify that the attached document will be served by electronic mail or U.S. mail on the remaining parties, who are not registered participants of the ECF System.

/s/ Lauren M. Marks

Lauren M. Marks

Attorney for Plaintiff United States